

Millcreek Township Zoning Commission Regular Meeting Minutes

Thursday, November 21, 2024

Attendees: Kevin Bryant Jim Lawrenz Joni Orders
 Eryn Staats Maryann Sweeney Freeman Troyer

Absent: Tim Belmonte

Others Present:

Keith Conroy	Scott Brackenridge	Bill Jordan	Dave Long
Bailey Morlan	Jenny Rausch	Dave Holtzmuller	Jeff Pieper
Jason Comstock	Lucas Rausch	Joanne Rausch	Aaron Schultz
Clay Kaltenbach			

Joni Orders called the meeting to order at 7:02 pm.

Guest Speakers Tonight were introduced as part of the Comprehensive Plan discussion last month. Members suggested seeking clarity on Jerome Village plans along SR 42 as well as insight into planning strategies and processes with Comprehensive Plans.

Dave Holtzmuller with Nationwide Realty Investment Partners attended and discussed development around the Jerome Marketplace, current projections for approved final development plans and noted land owned by NRI and not yet developed and how the Eversole Run Sewer District and Jerome Village Community Authority play into the process.

Mr. Holtzmuller entertained questions from the Zoning Board on establishing densities and lot widths as well as projected timelines for outparcel development. There were no questions from citizens at this time, but the Chair offered to submit any written questions to Mr. Holtzmuller for follow-up.

Keith Conroy thanked Mr. Holtzmuller for his time and providing the information before introducing Jenny Snapp, Community Planner, City of Dublin.

Ms. Snapp discussed her approach to updating Dublin's comp plan in July 2024 after an 18 month process as well as how she and other staff reference the comp plan on a daily basis. In addition to the Comp Plan and Zoning Resolution, they have developed Neighborhood Design Guidelines which include criteria for green / open space amenities and efforts to protect historical or unique areas.

Keith Conroy thanked Ms. Snapp for her time and input to the process. Ms. Orders declared a short break in the meeting.

Land Use Growth Plan Update & Revision: Bailey Morlan, Planning Next

Ms. Morlan asked the group to comment on how the speakers tonight may have given insight to recommendations regarding the East Planning area. As a result of discussions, it was determined Ms. Morlan would work on revisions to expand the concept of "business" within the East Planning Area aka SR-42 to include "employment generating" uses and/or economic corridor. This discussion will aid in the development of further recommendations, draft text revisions and finalizing Corridor Overlay text. A draft copy will be sent out around the beginning of January and she will plan to attend the January organizational meeting to discuss next steps and ideas for the final round of community engagement.

The work session portion of the meeting ended at 8:45 pm

Minutes Review & Approval:

10/15/2024 – Regular Meeting

Jim Lawrenz moved to accept the minutes as present. Maryann Sweeney seconded the motion. All voted in favor.

Citizen Comments:

Joni Orders shared with the group a request to have a Farmland Preservation Specialist / Researcher to present at a meeting similar to speakers earlier this evening. Jim Lawrenz that it might also be beneficial to invite other townships to a roundtable or to come speak on any preservation issues and initiatives.

Trustee Comments

Keith Conroy updated the Commission members on recent Trustee meeting items:

- 1) Capital repairs and improvements to Cemetery / Township Hall / Township Garage all complete and allowed the Township to utilize Covid-Relief funds.
- 2) Tornado sirens will be purchased by the township and then managed by Union County EMA, working with First Energy to locate a siren on their property as well as 1-2 other sites and a goal to be operational by April 2025.
- 3) Trustees and Ron Todd will be attending an online information presentation by the ODNR regarding the Township’s comments on the new mining permit application filed by The Shelly Co.

Zoning Administrator Report – Ron Todd was not present but his monthly ZA report was summarized by Keith Conroy & Bill Jordan.

Unfinished Business

Enhanced Setbacks for New Development (Residential/Non-Residential) Abutting Existing Residential

10/15/2024 Freeman Troyer suggested the commission consider creating enhanced setback requirements for new residential or commercial development abutting existing residential. Public discussion over the last several months has pointed toward preferences for enhanced buffering and screening and/or the preservation of those rural characteristics.

Chapter 8 – Innovation Corridor Overlay Districts @ US-33 & SR-42

Work on this section will pause again in light of discussions regarding “East Planning Area” of the Comp Plan and Bailey’s direction to review business focus on “commercial” versus business focus on industrial-flex / research and “economic corridor”.

Chapter 14 – Alternative Energy (14200 Solar complete 2023, 14100 & 14300 review)

Updated draft reviewed and discussed - suggested to reduce the maximum height of turbines mounted on the ground in proposed Section 14302 from 125 ft to 50 ft.

Proposed Section 14303 - Item 3(b) add language to ensure the report is prepared by a qualified engineer or manufacturer specifications and item c to be “to scale”. Add existing definitions on Wind Turbine Owner, Wind Power Turbine Tower, Wind Power Turbine Tower Height to the new grouping of definitions for Small Wind Projects.

With no further discussion, Jim Lawrenz moved to hold a public hearing on the proposed updates and formatting on Thursday 12/19/2024 at 7:00 pm at the Millcreek Township Hall provided the LUC Zoning Committee Meeting and Executive Committee meeting deadlines can be met due to upcoming holidays. Freeman Troyer seconded the motion. All voted in favor.

Chapter 10 - Supplemental District Regulations & Chapter 17 - Flood Plain Regulations

Members discussed updates to Section 10050 as a result of moving Wind Turbines to Chapter 14 in 2022. With this change, it was discussed and recommended to move several sections on Flood Plain District regulations to a currently blank Chapter 17 to allow space for formatting of other regulations.

Moving Sections 10400 - 10840 to Chapter 17 allows movement and reformatting of Fuel Stations, Agritourism, and Medical Marijuana that were squeezed into the end of Chapter 10.

With no further discussion, Kevin Bryant moved to hold a public hearing on the proposed updates and formatting on Thursday 12/19/2024 at 7:00 pm at the Millcreek Township Hall provided the LUC Zoning Committee Meeting and Executive Committee meeting deadlines can be met due to upcoming holidays. Maryanne Sweeney seconded the motion. All voted in favor.

Chapter 4 – Rezoning, hearings, Permits, CUPs & Variances – Revision 3

- o Zoning Permits – No existing complaints nor violations add to 4010 (4360)
- o CUP modification request of a supplemental condition (new sign, etc.) - Administrative Review recommended parameters, approval process, suggested reasonable fee. - *Joni Orders and Ron Todd to provide draft parameters to this and seek input from the BZA Chair.*

Chapter 6 – District Regulations - **Topic not discussed this month**

- o Accessory Buildings – Only B2 details
- o Maximum building heights in Business & Manufacturing districts
- o Permitted & Conditional Uses in U-1, R-1 & B1 with enhanced definitions in Chapter 20
- o Quasi-Public / Commercial Recreation / Data Centers / Short Term rentals

Chapter 5 – Supplementary District Regulations - **Topic not discussed this month**

- o Setback definitions – *Quick Reference Guide and/or add illustrations*
- o *Noxious weeds & tall grass enforcement / Natural grass & wildflowers (online form)*

Chapter 7 – Planned Unit District Reformatting / Consolidation - Jim Lawrenz

Chapter 15 Noise & Lighting-definitions/permits/fees/measurements/hours of operation (K Bryant)

New Business: None

Next Meeting & Adjourn

Jim Lawrenz moved to adjourn. Kevin Bryant seconded the motion. Joni Orders declared the meeting adjourned at 9:46 pm.

Submitted by: _____
Joni Orders, Meeting Clerk Date Submitted

Accepted by: _____
Date Accepted